

URBAN RESERVE OVERLAY DISTRICT

STAFF REPORT

HEARING DATE: November 8th, 2011 @ 7:00 P.M.

PROJECT DESCRIPTION: Adoption of a new overlay zone chapter to the zoning code

Project Data

Project Location:	The affected area is generally located in an area north of the Toledo Urban Growth Area, east of Interstate 5, and west of Jackson Highway and an area directly adjacent to Interstate 5 to the east, and directly adjacent to Interstate 5 and the Winlock Urban Growth Area to the west.
Applicant:	Lewis County Board of County Commissioners
Comprehensive Plan Designation:	RDD-5 and RDD-20.
Zoning:	RDD-5 and RDD-20.
Existing Land Use:	Vacant land, small farms, & Single-Family Residences).
Surrounding Zoning and Land Uses:	
• North:	Zoning north of the two proposed boundaries include a mixture of RDD-5, RDD-20 and Agricultural, with the exception of one of the proposed boundaries being adjacent to the Winlock UGA.
• South:	Zoning south of the two proposed boundaries include a mixture of RDD-5, RDD-20 and Agricultural
• East:	Zoning east of the two proposed boundaries include a mixture of RDD-5, RDD-20 and

	Agricultural
• West:	Zoning west of the two proposed boundaries include a mixture of RDD-5, RDD-20 and Agricultural with the exception of one of the proposed boundaries that is adjacent across I-5 to the Winlock UGA.
Land Division Status:	The proposed area(s) consist of individual parcels.
Shoreline Designation:	The subject area(s) are not affected by the Lewis County Shoreline Program.
Water Purveyor:	The subject area(s) are not served by a water purveyor.
Sewage Disposal:	The subject area(s) are not served by a public service provider.
Fire District #:	No. 2 & 15
Nearest Arterial:	A portion of the subject area(s) are located near Hwy. 505.

Critical Areas

Aquifer Recharge Area:	Portions of the subject area(s) are located within a Critical Aquifer Recharge Area (CARA) identified as having moderate to low susceptibility.
Fish & Wildlife Habitat Conservation Areas:	Portions of the subjects area(s) are in conservation areas
Wetlands	Portions of the subject area(s) contain wetlands
Hydric Soils	Portions of the subject area(s) contain hydric soils

SEPA

An environmental checklist was prepared by Lewis County for the proposal and Determination of Non-Significance (DNS) for a non-project action was issued for the proposal on Oct 12th, 2011, with a comment and appeal period ending on November 1st, 2011. The DNS was circulated to agencies of jurisdiction and published in the East County Journal and the Chronicle on Oct 18th, 2011.

Noticing & Public Participation

Published: A Notice of Public Hearing proposal was published in the Legal Notice section of the East County Journal and the Chronicle on October 26th, 2011.
Circulation of amendment to state agencies for review as required by RCW 36.70A
Publication of amendment and map on Lewis County internet site
Information regarding proposed Rezones and concurrent Comprehensive Plan Map Amendment(s) were available at Timberland Libraries and Senior Centers.

Request & Purpose:

This is a request to amend Chapter 17 of the Lewis County Development Code adding a new section called 17.20.F “Urban Reserve Overlay District” to facilitate the adoption of the South Lewis County Sub Area Plan.

Urban Reserve Overlay zones are utilized to protect land identified as suitable for Economic Development from premature land division that preclude the transition to Economic Development in the future. The established underlying zoning categories remain, along with the existing uses in the development code.

Applicable Lewis County Comprehensive Plan Chapters:

Objective LU 3a *Identify areas for future urban growth through the subarea planning process.*

Policy LU 3.1 The Urban Reserve Area (URA) overlay is intended to be applied and implemented through later development, only in those cases where ensuing development can provide employment opportunities offering higher wages than prevail in the community in an environmentally sensitive manner, and in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses.

Policy LU 3.2 The Urban Reserve Area overlay should be applied at sites well served by existing or planned transportation systems, or adjacent to uses that promote economic development.

Policy LU 3.3 Lands within designated URA overlays may carry Rural or Resource designations and shall be subject to minimum lot size requirements that will not preclude more intensive future urban development.

Policy LU 3.4 Prior to being developed for economic development, URA lands shall be included within designated Urban Growth Areas. Designation or expansion of UGAs to include URA lands may be initiated by cities or Lewis County. Such applications should have the support of the city impacted by the proposed UGA expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

Policy LU 3.5 Lewis County shall support expansions of designated UGAs to include URA lands only if the following circumstances exist to ensure that economic development as intended can and will occur:

- Infrastructure including, but not limited to, urban roads, public water and public sewer are available to serve the URA proposed for inclusion in the UGA, or will be made available concurrent to the development of the area;
- Infrastructure requirements and costs are such that the URA proposed for inclusion in the UGA can be supported for the uses envisioned;
- Requirements and standards necessary to implement the development goals of the subarea plan are established;

- Lands with the Urban Reserve Overlay which also have designated Priority Habitat areas shall include provisions for avoidance or mitigation of impacts on wildlife habitats.

Application Summary:

Initially the South Lewis County Sub Area Plan intended to adopt Economic Urban Growth Areas, which are areas designated to focus economic development, particularly in South Lewis County. This was based on substantial review and studies concerning the Natural Habitat and critical areas in Lewis County.

Based on staff review of the South County Sub-Area Plan, and input from State departments familiar with the plan, major difficulties in meeting the required level of detail for the formal designation of a new economic urban growth area were recognized.

As a result of this meeting, it was determined that the Capital Facilities element of the plan required more up to date specific information to implement an Economic Development Urban Growth Area. This has resulted in Urban Reserve Overlay zones to be proposed for the South County Sub Area Plan in the interim.

These Urban Overlay zones will act as a placeholder to retain acreage large enough to be utilized for economic development, while work continues on the South County Plan in preparation to adopt Economic Urban Growth Areas. The adoption of the Economic Urban Growth Areas will allow for utility services to be developed to serve economic development. The proposed Overlay Zones are identified on the attached map.

Cumulative Evaluation

The establishment of Urban Reserve zones will help ensure that the preferred committee alternatives for the “Economic Development Urban Growth Areas” will be available for future designation as UGAs. Existing land uses will continue in the Urban Reserve zones.

Upon completion of a more substantial Capital Facilities Plan, and a definite plan on the provider of utilities in the sub-area, the sub-area plan will then be adopted with specific Economic Development Urban Growth Areas. Based on the status of the South County Sub Area Plan, and to move the South County Sub Area forward, staff recommends adopting the Urban Reserve Overlay Zone Chapter as presented.